



Town of Tyngsborough
 Zoning Board of Appeals
 Town Hall-25 Bryants Lane
 Tyngsborough, Ma 01879-1003
 (978) 649-2300, Ext. 112

APPROVED

Board of Appeals Meeting Minutes for June 9, 2011

Members present: Cheryl Bradley, Claire Cloutier, Joseph Polin, Scott Bordeleau and Donna McPartlan, Administrative Assistant. Robb Kydd and Chris Mechalides were not in attendance.

6:43PM: Meeting called to order by Claire Cloutier

1st Hearing: FRANK POLAK, YENOH CORP., FMP REALTY TRUST – 81 WESTFORD RD.: Assessors Map 21, Lot 4; Request a Variance of Zoning By-Law for new business development of Honey Dew Donuts and separate Retail Building in Zone I-1:

1. Section 2.12.50 Table of Standard Dimensional Requirements
Front Yard Variance
Required: 100 FT – Proposed: 75 FT
2. Section 2.12.50 Table of Standard Dimensional Requirements
Open Space %
Required: 25% – Proposed: 15%
3. Section 3.10.41 Parking General Standards
Parking Distance to Right of Way
Required: 15FT – Proposed: 3 FT
4. Section 3.10.49 (1) Parking
Entrance & Exit Separation
Required: 150 FT – Proposed: 75FT
5. Section 3.10.49 (1) Parking
Landscaping Tree Distance to Parking Space
Required: 30 FT – Proposed: 75 FT
6. Section 3.13.21 Buffering, Screening & Grading Residential
Side & Rear Yard Distance
Required: 50 FT – Proposed: 6 FT
7. Section 3.13.33 Buffering, Screening & Grading Industrial
Side & Rear Yard Distance
Required: 15 FT – Proposed: 3 FT

Advertised in the Lowell Sun on Thursday, May 26, 2011 and Thursday, June 2, 2011.

Members hearing and voting on first hearing Claire Cloutier, Cheryl Bradley, Joe Polin and Scott Bordeleau.

No abutters were present at the hearing to speak for or against the applicant.

Scott Bordeleau motioned, seconded by Cheryl Bradley, to CONTINUE the applicant's request for variances per Attorney Nicosia's request.

Scott Bordeleau	AYE
Cheryl Bradley	AYE
Claire Cloutier	AYE
Joe Polin	AYE

4-0, Motion Carries – CONTINUED to July 14, 2011 at 6:30PM in the Community Room, 25 Bryants Lane, Tyngsborough, MA

Joe Polin motioned, seconded by Scott Bordeleau, to close the meeting.

Scott Bordeleau	AYE
Cheryl Bradley	AYE
Claire Cloutier	AYE
Joe Polin	AYE

Meeting closed at 6:44PM

Respectfully submitted,

Donna McPartlan
Administrative Assistant